RNI No. MAHBIL /2009/31745

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—मध्य उप-विभाग

वर्ष १२, अंक ११(४)] मंगळवार, फेब्रुवारी १७, २०२६/माघ २८, शके १९४७ [पृष्ठे ५, किंमत : रुपये ४.००

असाधारण क्रमांक ३०

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मुंबई ४०० ०३२, दिनांक १६ फेब्रुवारी २०२६.

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१८२४/अनौसं-५२/प्र.क्र. १५७/२०२५/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व अन्य काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागु करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (यापुढे जिचा उल्लेख "उक्त नियमावली" असा करण्यात आलेला आहे.) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदींनुसार, शासन अधिसूचना क्र.टीपीएस-१८१८/प्र.क्र.२३६/१८/वि.यो. व प्रा.यो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली आहे;

आणि ज्याअर्थी, आयुक्त, नागपूर महानगरपालिका यांनी, शासनास स्पर्धात्मक निविदा राबवून निवडण्यात आलेल्या खाजगी विकासकामार्फत, मौजा -नारी, खसरा क्रमांक १०९-११०/२,३ (भाग) या जागेवर उक्त महानगरपालिकेत कार्यरत सफाई कर्मचाऱ्यांसाठी गृहनिर्माण प्रकल्प राबविण्याकरिता उक्त विकासकास 'हस्तांतरीत विकास हक्क' हे टप्पेनिहाय मोबदला (Stagewise Construction TDR) स्वरूपात व उक्त नियमावलीमधील विनियम क्र.११.२.५ मधील नमूद तरतूदीचे मर्यादेत Construction TDR देऊन उक्त प्रकल्प उक्त महानगरपालिकेच्या कार्यक्षेत्रामध्ये राबविण्यासाठी मान्यता प्रदान करण्याची विनंती दिनांक १९.०८.२०२५ रोजीच्या पत्रान्वये शासनास केलेली आहे;

आणि ज्याअर्थी, नागपूर महानगरपालिकेच्या उक्त विनंतीस अनुसरुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेकडील प्राप्त अहवालानुसार व सार्वजनिक हिताच्या दृष्टीकोनातून उक्त नियमावलीमधील विनियम क्र.११.२.५ या विनियमामध्ये या सूचनेसोबतच्या "परिशिष्ट-अ" मध्ये नमूद केल्याप्रमाणे नवीन तरतुद समाविष्ट करणे आवश्यक आहे असे शासनाचे मत झाले आहे(यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे) ;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१क क) (क) अन्वये प्राप्त अधिकारात आणि तद्नुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिद्ध करीत आहे. उक्त फेरबदलावरील कोणत्याही सूचना/हरकती, ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगररचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगररचना यांना प्राप्त सूचना/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी प्राधिकृत करण्यात येत आहे.

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

(१) विभागीय सहसंचालक, नगररचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती / छत्रपती संभाजीनगर विभाग.

(२) आयुक्त, सर्व संबंधित महानगरपालिका. (बृहन्मुंबई महानगरपालिका वगळता)

(३) जिल्हाधिकारी, सर्व जिल्हे.

(४) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.

(५) मुख्य कार्यकारी अधिकारी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे.

(६) उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.

(७) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.

(८) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषदा.

(९) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

तसेच, शासन याद्वारे उक्त अधिनियमाचे कलम १५४(१) अन्वये नव्याने निदेश देत आहे की, उक्त अधिनियमाचे कलम ३७(१ककक) चे उप कलम (ग) अन्वये प्रस्तावित फेरबदलास शासनाची अंतिम मान्यता प्रलंबित असेपर्यंत प्रस्तावित फेरबदल व त्यामधील तरतुदी राज्यस्तरावर लगोलग अंमलात येतील.

परिशिष्ट-अ

सूचना क्र. टीपीएस-१८२४/अनौसं-५२/प्र.क्र.१५७/२०२५/नवि-१३, दिनांक १६ फेब्रुवारी २०२६ सोबतचे सहपत्र

The following New Regulation No.11.2.5 (a) is proposed to be added after Regulation No.11.2.5 as follows –

New Regulation No.11.2.5 (a) :- Construction Amenity TDR permissible to the third party or developer

The Development Plan reservations / roads, in the sanctioned / proposed development plan which are acquired by Planning Authority from land owner & now it is in possession of the Planning Authority, then in such cases these Development Plan reservations / roads can be developed by the Planning Authority through the third party or developer by giving compensation in the form of Construction Amenity TDR, subject to the following conditions.

Conditions :—

(1) First priority should be given to the original land owner or the lessee for the development of the amenity of reservations / roads after the transfer of the land under said the reservations/ roads to the Planning Authority / Competent Authority.

(2) If the concern land owner or the lessee is not interested to develop the land under the reservations / roads, then in such a case, it shall be obligatory on the Planning Authority to undertake the development of the such reservations / roads by selecting a competent and eligible developer through a duly prescribed tender process. Such developer shall be required to deposit

prescribed premium amount with the Planning Authority, as per the construction parameters, norms and conditions stipulated by the Planning Authority, and thereby ensure due benefits and advantages to the Planning Authority.

(3) The development of the reservations / roads shall be carried out only through such developer selected by the Planning Authority through the transparent legal process of tendering.

(4) While granting Construction Amenity TDR for the constructed amenity, the concerned Planning Authority/Appropriate Authority shall ensure that there should not be any duplication of compensation while granting Transferable Development Rights (TDR) to the owner / Third party / Developer.

ही सूचना / निदेश शासनाचे संकेतस्थळ *www.maharashtra.gov.in* (कायदे / नियम) वर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Madam Cama Road,
Hutatma Rajguru Chowk Mumbai 400 032, dated 16th February 2026.

NOTICE

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1824/UOR-52/CR.157/2025/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai and some other Planning Authorities, in the State of Maharashtra under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') *vide* Notification No. TPS-1818/CR.238/18/DP. & RP./Sec.37 (*1AA*)(*c*) & sec. 20(*4*)/UD-13, dated 02/12/2020;

And whereas, the Commissioner, Nagpur Municipal Corporation, *vide* letter dated 19.08.2025, has requested the State Government to accord sanction to implement a Housing Project for Sweeper Staff employed by the said Municipal Corporation on the land bearing Mouza-Nari, Khasara Nos. 109-110/2, 3 (part), through private developer selected by competitive tender process, by compensating the said developer with 'Transferable Development Rights' (TDR) in the form of stage-wise construction TDR, within the limits of the said corporation as specified under Regulation No. 11.2.5 of the said Regulations.

And whereas, as per the request of the Nagpur Municipal Corporation and after receiving the report from the Director of Town Planning Maharashtra State, Pune and for the Public Interest Purpose the State Government is of opinion that, it is necessary to include a new provision in the Regulation No.11.2.5 as mentioned in Schedule 'A' as appended with this Notice (hereinafter referred to as 'the said modification');

Now therefore, in exercise of the powers conferred under section 37(*1AA*)(*a*) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a Notice for inviting suggestions / objections from general public in respect to the said modification. Any objections / suggestions upon the said modification shall be forwarded, before the expiry of one month from the date of publication of this notice in *Maharashtra Government Gazette*, to the all concerned Divisional Joint Director of Town Planning who is hereby authorised as an 'Officer' to hear objections/ suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.

This Notice is kept for inspection to the general public in the following offices for the period of one month on all working days.

(1) The Divisional Joint Director of Town Planning, Konkan / Pune / Nashik / Nagpur / Amravati/ Chhatrapati Sambhajinagar.

(2) The Commissioner, All concerned Municipal Corporations. (Except Brihanmumbai Municipal Corporation)

(3) The Collectors, All Districts.

(4) The Metropolitan Commissioners, All Metropolitan Regions Developments Authorities.

(5) Office of the Chief Executive Officer, Pimpri-Chinchwad New Town Development Authority, Akurdi, Pune.

(6) Office of the Vice-Chairman and Managing Director, Maharashtra Airport Development Company Ltd. 8th Floor, World Trade Centre, Mumbai-5.

(7) The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.

(8) The Chief Executive Officer, All Zilla Parishads.

(9) The Chief Officers, All Municipal Councils / Nagar Panchyats.

Further, the State Government hereby issues directives under Section 154(*1*) of the said Act that, till the final approval to the said proposed modification and proposed regulations under clause (*c*) of Section 37(*1AA*) of the said Act is pending by the Government, the proposed modification shall immediately come into force.

Schedule-A

Accompaniment of Notice No.TPS-1824/UOR-52/CR.157/2025/UD-13, dated 16.02.2026

The following New Regulation No. 11.2.5 (a) is proposed to be added after Regulation No.11.2.5 as follows—

New Regulation No. 11.2.5 (a) :—Construction Amenity TDR permissible to the third party or developer

The Development Plan reservations / roads, in the sanctioned / proposed development plan which are acquired by Planning Authority from land owner & now it is in possession of the Planning Authority, then in such cases these Development Plan reservations / roads can be developed by the Planning Authority through the third party or developer by giving compensation in the form of Construction Amenity TDR, subject to the following conditions.

Conditions :—

(1) First priority should be given to the original land owner or the lessee for the development of the amenity of reservations / roads after the transfer of the land under said the reservations / roads to the Planning Authority / Competent Authority.

(2) If the concern land owner or the lessee is not interested to develop the land under the reservations / roads, then in such a case, it shall be obligatory on the Planning Authority to undertake the development of the such reservations / roads by selecting a competent and eligible developer through a duly prescribed tender process. Such developer shall be required to deposit prescribed premium amount with the Planning Authority, as per the construction parameters, norms and conditions stipulated by the Planning Authority, and thereby ensure due benefits and advantages to the Planning Authority.

(3) The development of the reservations / roads shall be carried out only through such developer selected by the Planning Authority through the transparent legal process of tendering.

(4) While granting Construction Amenity TDR for the constructed amenity, the concerned Planning Authority/Appropriate Authority shall ensure that there should not be any duplication of compensation while granting Transferable Development Rights (TDR) to the owner / Third party / Developer.

This **Notice/Directives** are also available on the Government website *www.maharashtra.gov.in* (Acts / Rules).

By order and in the name of the Governor of Maharashtra,

PRANAV KARPE,
Deputy Secretary to Government.

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